

Lake Mayan Apartments, Inc.
1850 S. Ocean Blvd.
Ft. Lauderdale, FL 33316

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Lake Mayan Newsletter



Board of Directors Meeting Update

The Board of Directors held the September 5, 2025 Board meeting at 1:30PM in the lobby and on Zoom.

During the unfinished business portion of the meeting, the Board voted to ban on all forms of smoking (cigarettes, cigars, pipes, cannabis, hookah, vaping, etc.) in all common areas and on the walkways of the Association. This ban will take place thirty (30) days from the mailing date of the notification.

Smoking was previously allowed outside of one's individual unit, but this will no longer be allowed.

During the new business portion of the meeting, the Board:

- Voted to change the insurance Agent of Record to Hector Medina of Loomis Company. Mr. Medina joined the meeting to introduce himself and tell the attendees about him and his company. He responded to questions from the Shareholders.
- Voted to move the Reserves account and the CDs currently at Bank of America into an interest-bearing Reserves account at Popular Bank.

Donna Goldstein explained the new SIRS and non-SIRS studies and how it would affect the 2026 budget.

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We heard you...

The new screening package for Sublessees is available on the website and in the bins by the bulletin board. This package does not request banking or tax return information. It does require a background check for all renters over 18, every year. The Association does not accept lease extensions. A new lease and screening are required at the end of every lease. This package also includes the Association approved Sublease.

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Introducing

We are pleased to introduce **Fabio Viana**. He was recently hired as the



maintenance person at Lake Mayan Apartments.

Fabio has previously worked for a disaster clean up company and has experience with condominiums and hotels.

He is eager to work at Lake Mayan Apartments and he has a wonderful work ethic.

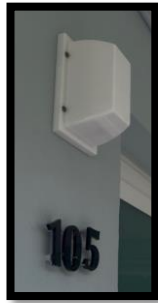
Big thanks to **Jeffrey Saavedra** for stepping up during the interim period until the maintenance position was filled. Jeffrey came in early to take out the trash and recycling and did light housekeeping necessary to keep the building clean.

Elevators

The elevators passed inspection and the new certificates have been received.

Projects

Jeffrey started cleaning, and dusting around the door frames, windows and unit numbers (due to bugs), and cleaning the light covers on the walkways. Management purchased new stainless steel screws and the covers were reinstalled with four new screws. This will keep them from blowing off in a hurricane. Favio has picked up the project and is already up to the third floor.



The new T-Mobile Wi-Fi boxes were installed in both lobbies. Each has its own guest login, which is posted on the bulletin board in the respective lobby.



The middle walkway repairs have been completed and now meets ADA standards.

Termite Treatment

Several apartments have required termite treatment over the past few months. Once your apartment is treated it is very important that it be cleaned of dead termites and debris. This is the only way for the exterminator to determine whether the apartment has a new infestation or these are the exterminated remains of an earlier infestation.

If you find evidence of termites, please contact the office.